

**EAST LYME BOARD OF SELECTMEN  
REGULAR MEETING OF APRIL 19, 2023  
EAST LYME TOWN HALL UPPER MEETING ROOM  
Immediately following Public Hearings to Commence at 7:00 p.m.**

**Present:** Kevin Seery, First Selectman, Selectmen, Anne Santoro, Ann Cicchiello, Rose Ann Hardy, Dan Cunningham, Bill Weber.

**Also Present:** Sue Spang, Recording Secretary.

**K Seery called the Public Hearing to order to discuss the “Ordinance Prescribing Fees for Fire Marshal Permits and Inspections” at 7:00.**

The Board recited the Pledge of Allegiance

K. Seery read the notice of Public Hearing for Ordinance Prescribing Fees for Fire Marshal Permits and Inspections.

**Public Comment**-none

**MOTION: (Santoro/Cunningham) to close the Public Hearing for the Ordinance Prescribing Fees for Fire Marshal Permits and Inspections. Vote: APPROVED unanimously. (7:02)**

**Open Public Hearing for Ordinance Prescribing Fees for Building and Demolition Permits” Town Ordinance, Chapter 150.015. (7:02)**

K. Seery read the notice for Ordinance Prescribing Fees for Building and Demolition Permits” Town Ordinance, Chapter 150.015.

**Public Comment**-none

**MOTION: (Santoro/Weber) to close the Public Hearing for Ordinance Prescribing Fees for Building and Demolition Permits” Town Ordinance, Chapter 150.015. Vote: APPROVED unanimously.**

**1. REGULAR MEETING AGENDA**

- a) **Call Meeting to Order and Pledge of Allegiance- (previously done)**
- b) **Additional Agenda & Consent Calendar Items-none**
- c) **Delegations-none**
- d) **Approval of Minutes**

**1. Regular Meeting of April 5,2023**

**MOTION: (Santoro/Cunningham) to approve the April 5, 2023 Regular Meeting Minutes as presented.**

R. Hardy thought the ARPA funds recently approved benefitted the whole town.

**Vote: APPROVED unanimously.**

**e) Consent Calendar**

**MOTION: (Santoro/Hardy) to approve the consent calendar for April 19, 2023, BOS meeting in the amount of \$4,489.10. Vote: APPROVED unanimously.**

RECEIVED FOR RECORD  
EAST LYME, CT  
2023 APR 21 4:11:55  
Caulfield  
TOWN CLERK

## 2. Old Business

### a) Discussion and Possible Action-Fire Marshal Permit and Inspection Fees:

**MOTION: (Santoro/Cunningham) RESOLVED, to enact the Ordinance entitled “Ordinance Prescribing Fees for Fire Marshal Permits and Inspections” presented at the public hearing before the Board of Selectmen on April 19, 2023. The effective date of the Ordinance shall be ten (10) days after publication of the notice of its adoption. Vote: APPROVED unanimously.**

### b) Discussion and Possible Action-Building and zoning Permit/Inspection Fees

**MOTION: (Santoro/ Cicchiello) RESOLVED, to adopt the amendment to the Ordinance entitled “Ordinance Prescribing Fees for Building and Demolition Permits” Town Ordinance, Chapter 150.015, presented at the public hearing before the Board of Selectmen on April 19, 2023.**

**The effective date of the Ordinance shall be ten (10) days after publication of the notice of its adoption.**

**Vote: APPROVED unanimously.**

### c) Discussion-Dominion building Update

K. Seery discussed town options regarding the Dominion Building with representative, Mike O’Connor to do a level 1 inspection to determine any contaminates and then apply for a brown field grant to remediate the contaminates. K. Seery would like the town to acquire the building, especially after hearing from many residents about their dislike of the large Norton Building and the proposed building on Main Street which requires tearing down three existing buildings.

If the town takes the Dominion building, Dominion will get a tax break. The town could not turn around and sell it as it would violate the agreement. K. Seery estimated it would be a 3–5-year project.

The Yale charette would also weigh in on the possible use of the building.

B. Webber said he would like to know four things before deciding.

- What is the tax value if someone else built on the site.
- What is the sale value?
- What is the expense of keeping it?
- What would the lease value be?

## 3. New Business

### a) Discussion-Presentation by the Pension Board

Bob Curry, 28 Brainard Rd., Pension Board member, presented a “Five-Year Deterministic Projection Analysis: Projections From January 2, 2022”.

He explained that the pension plan operates as a defined benefit plan, which means the employees are guaranteed a pension benefit, but the town takes all the risk on the investments. The plan covers police, fire, non-management town employees, non-teacher BOE employees. There are 275 people participating, including current and past employees.

The actuaries determine the yearly contribution rate to the plan. Currently the town is doing a discount plan of 6.5%. He went through a proposal showing a 6.5% and 6%

discount plan. Moody's suggest a 6% discount, Plan amendments change every 10 years, the last time it had changed was, 2008/2009.

The plan was fully funded on January 1, 2022, at 33 million. The assets dropped to 25 million and they are now up to 27 million.

He referred to the chart in the handout which compared various discount rates and estimated return on assets.

K. Seery informed the members that the town is in the 90<sup>th</sup> percentile in the state for having the pension fund fully funded. The Pension Board has been proactive, which results in a comfortable position. They all have impressive backgrounds in finance; there is a town hall employee and the BOE business manager on the Board.

B. Curry clarified the different responsibilities of a fiducient and actuary.

**d) Discussion-Town Hall Hours**

K. Seery discussed the town hall hours of operation and when it is busy or slow. He has spoken to town hall employees, and they have agreed to language for the MOU, hour changes. The proposed change would not affect the Library, Public Works, Senior Center, or Emergency Services. A list of area town hall hours was provided for comparison. K. Seery has spoken to the town attorney and was informed that he could make the decision, but he wanted to get the opinion from the full Board.

**MOTION: (Santoro/ Cicchiello) Move to endorse the change in town hall hours to the following:**

**Monday through Thursday, 8:00 a.m. to 5:00 p.m.**

**Friday 8:00 a.m. to 11:30 a.m.**

**The schedule will go into effect on a date determined by the First Selectman. There will be a minimum of 60 days' notice between the time the adjusted hours are announced and the effective date. After the implementation of the hours the First Selectman will report to the BOS after three months on the preliminary effect of the change.**

**Vote: APPROVED unanimously.**

**e) Schedule Town Meeting-Wednesday, May 3, 2023**

**MOTION: (Santoro/Cunningham) Notice is hereby given of a Special Town Meeting of the Town of East Lyme to be held on Wednesday, May 3, 2023, at 7:00 P.M. (ET) at the East Lyme Town Hall Upper Meeting Room for the following purposes:**

**1. To approve a Special Appropriation from American Recovery Plan Act funds in an amount not to exceed \$98,160 for the purchase of the following items currently listed in the FY 2023/24 Capital Plan:**

- **Flanders' Fire Department - Five (5) SCBA Cylinders - \$7,460**
- **Niantic Fire Department – Six (6) SCBA Cylinders - \$8,700**
- **Niantic Fire Department – Upfitting of Engine 3 - \$20,000**

- **Fire Marshal – One (1) set of Turnout Gear - \$5,000**
  - **Fire Marshal – Two (2) Gas Meters - \$2,000**
  - **Public Works – Sidewalk Repairs - \$25,000**
  - **Public Works – Various Roof Repairs - \$10,000**
  - **Public Works – HVAC Pump Replacements - \$20,000**
- Total - \$98,160**

**2. To approve the Special Appropriation of the funds in the Emergency Management Performance Grant (EMPG) in the amount of \$10,154.10. Of the requested funds \$9,231.00 will be utilized to cover a portion of the Emergency Management salaries and \$923.10 is funding for personal protective equipment purchased between 10//01/2022 and 09/30/2023.**

**3. To appropriate and transfer \$17,558.00 from CNRE Fund revenue account 32-04-400-405 (CT DOT Grants – PD) to account 32-25-400-700-402 (CT DOT Grant Equipment – PD) for the purchase of electronic citation equipment for East Lyme Police Department Vehicles.**

**4. To transact any other business proper to come before the meeting.**

**Dated at East Lyme, Connecticut, this 19<sup>th</sup> day of April 2023.**

**4. Ex-Officio Reports:**

B. Weber reported on the Planning Commission’s vote on a zoning amendment change as, inconsistent with the POCD. He noted that the Planning Commission members were not aware of the intent of the change. He suggested more communication between the Commissions and the officials.

A. Cicchiello reported that the Inland Wetland Agency meeting was cancelled. The Zoning Commission had continued its public hearing on the proposed building on Main Street. She said a large majority of residents were opposed to the project.

A text amendment to allow the newly formed Niantic Bay Playhouse to sell alcohol was approved.

**First Selectman’s Report**

- K. Seery informed the members that the union agreement between the town and dispatchers will be signed.
- Waterford First Selectman is willing to have a public presentation on a proposed Data Center at Millstone.
- The project for E. Pattagansett road has LOCIP endorsement and is rated #1, to be forwarded by the SECOG.
- If a recording of any town meeting has been made it is required to be available on the town’s website, according to FOIA.

- A few years ago, the state combined the arts, cultural and tourism departments figuring they would get more money. Connecticut spends much less than surrounding states. It has been determined that for every dollar spent there is a three-dollar return.
  - ECS funding may be restored to previous amounts for 2023.
  - There is a RT 161 corridor presentation at the Middle School on May 27, 2023.
  - There was a search and rescue operation at Oswegatchie Hills. K. Seery congratulated and recognized the emergency personnel involved.
5. **Communications-none**
  6. **Public Comment-none**
  7. **Selectman's Response**  
East Lyme baseball beat Waterford, -Waterford First Selectman owes East Lyme First Selectman lunch.
  8. **Executive Session-Real Estate-East Lyme Land Trust-Oswegatchie Hills/Hathaway Farms Property**  
**MOTION: (Santoro/Cunningham) to enter Executive Session to discuss Estate-East Lyme Land Trust-Oswegatchie Hills/Hathaway Farms Property. Attending: Seery, Santoro, Cunningham, Cicchiello, Webber. Vote: APPROVED unanimously (8:01- 8:13)**
  9. **Adjournment:**  
**MOTION: (Santoro/Cicchiello) to adjourn at 8:13. APPROVED unanimously.**

Respectfully Submitted  
Sue Spang  
Recording Secretary